

DiGiuseppe, Paul

From: August W. Harris III [h.
Sent: Tuesday, May 25, 2010 12:23 PM
To: sully.jumpnet@sbcglobal.net; 'Danette Chimenti'; jay_reddy@dell.com; amdealey@aol.com; dave.anderson.07@gmail.com; clint_small@hotmail.com; bdeleon78@gmail.com; vskirk@att.net; kbtovo@earthlink.net
Cc: DiGiuseppe, Paul; Guernsey, Greg; Edwards, Sue; wang-board@westaustinng.com; mcmediate@msn.com
Subject: PC-Central West Austin Combined Neighborhood Plan Hearing - May 25, 2010
Importance: High

C5-6

Commissioners,

Thank you for the time you have and will invest in the Central West Austin Combined Neighborhood Plan and thank you for your ongoing service. Prior to receiving notice of this hearing, I had been asked to assist Austin ISD, the Austin Police Department, the O.Henry PTA and the neighbors adjacent in regard to ongoing criminal activities on and around campus via a public forum being held at O.Henry Middle School at the same time as Planning Commission. It is my intent to arrive at the Planning Commission hearing as soon as possible.

Per previous emails and discussion with several though not all of you, I would like to point to the following. The only reason that West Austin asked to be advanced into Neighborhood Planning was because of the Brackenridge Tract and the State School. Had we been told at the time or even early on in the process that the City had decided to allow no meaningful planning of either, we would have either withdrawn our request or withdrawn from the planning process altogether thus saving time and scarce resources. There reached a point where, despite the futility of the process, we thought it best to trudge through to the conclusion of this experience.

Of note, roughly 23% of all land within the West Austin Neighborhood Group Planning Area and 17.8% of the Central West Austin Combined Neighborhood Plan as a whole is either owned by the University of Texas at Austin or the State of Texas. To not be able to include such a significant percentage of the total planning area in a plan, by its very nature, renders the Plan itself far less relevant. The Planning Area, absent these two tracts, is a highly stable neighborhood that by and large works well and is an asset to the City.

Within the next 9 years, the original term of the Brackenridge Tract Development Agreement will expire. Sites available for redevelopment **NOW** under the Agreement include nearly 75 acres along Lady Bird Lake currently occupied by the affordable and diverse UT owned Brackenridge and Colorado Apartments. Parenthetically, as you well know, we are striving to preserve the remaining undeveloped 150 acres of critical urban greenspace for civic use.

The WANG planning area has 5,320 dwelling units. Cooper Robertson & Partners has submitted two conceptual master plans to the Board of Regents. The less intensive but equally ill conceived Brackenridge Park Plan, if adopted, would add over 6,000 dwelling units for an increase of 113%. The other plan calls for far more. Other than downtown, few if any neighborhoods are facing this level of densification. Even an addition of 2,700 dwelling units or the equivalent of MF4 (36) on the Brackenridge and Colorado Apartment tracts would represent approximately a 50% increase, again far more than most neighborhoods citywide are facing, and perhaps an unsustainable number based on the

environmentally sensitive nature of virtually all of the Tract not to mention the limits on infrastructure such as school and roads, both of which are at or over capacity in the Planning Area. Given the enormity of what will happen in some form, consideration of infill or any other strategy for densification is inappropriate in the planning area.

Were infill options to be considered by Planning Commission, there are lots throughout the planning area where granny flats or duplexes can be added without further overlays in the Plan if property owners want them. In other words, from this perspective, there is no need for infill options.

As Commissioner Sullivan and others know, aside from the graduate student housing, we do have pockets of older, far more affordable housing stock, including the apartments along Enfield and West 35th. Staff recommendation (and its encouragement given to certain property owners) for zoning changes along West 35th could, in fact, have the effect of eradicating the affordable housing stock there by emboldening redevelopment. As an example of what could happen, apartments on Enfield that had leased for \$600 to \$1,000 a month were demolished in the last few years and replaced by condos that currently are listed for approximately \$450,000 a piece with a mortgage payment alone almost \$3,000, not including taxes, insurance and condo fees. While there is text in the CWACNPA Plan that encourages preservation of these pockets of affordability, we ask for the Commission's help in coming up with solutions to avoid the loss of these affordable projects. EVERY teardown, whether it is single or multifamily, in the planning area results in a far more costly dwelling unit(s). That is the nature of our real estate market, desirable or not.

As I noted in a prior email to staff and several Commissioners, if the Brackenridge Tract is not redeveloped, the City can always bring infill and density options back to be discussed as plan amendments at a later date. To expedite the CWANPA plan, as I am sure everyone wants to do, I ask you to visit with your fellow Commissioners and have infill and any related subject matter tabled indefinitely.

Once again, thank you for your time.

August W. Harris III
President
West Austin Neighborhood Group
Phone 512.320.8808
Fax 512.320.8684
www.cfs-texas.com

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5/25/2010

DiGiuseppe, Paul

CS-6

From: Marie Coleman [mailto:Marie.Coleman@ci.austin.tx.us]

Sent: Monday, May 17, 2010 1:59 AM

To: DiGiuseppe, Paul

Subject: At least 30 plus existing homes in Tarrytown have the garage/carport in front of the front door.

Hi Paul,

In a fifteen minute drive around Tarrytown I could count at least 30 homes that have the garage in front of the front door. I took photographs of the ones I could identify - some were homes built in the 1940s to current.

Has anyone from the city counted exactly the number of homes that have the garage/carport in front of the front door in Tarrytown? I imagine upon closer inspection that count could be at least 50 or more homes. How can a Neighborhood make a change like this if 30-50 homes already have garages in front of the front door in Tarrytown?

Best Regards,

Marie Coleman
Standard Pacific Homes at Mueller
Cell (512) 461-5181

From: DiGiuseppe, Paul [Paul.DiGiuseppe@ci.austin.tx.us]

Sent: Wednesday, May 05, 2010 11:25 AM

To: Marie Coleman

Subject: RE: Touching Base

Hi Marie:

There are two ways to do this. The notice that will be sent out next week contains a comment form that will be returned to me for inclusion with the materials sent to Planning Commission and City Council. Second, you can contact Planning Commission by going to <http://www.ci.austin.tx.us/boards/search.cfm> and scrolling down to Planning Commission. The Planning Commission webpage contains the e-mail addresses of planning commissioners.

Please let me know if you have any questions.

Paul

From: Marie Coleman [mailto:Marie.Coleman@ci.austin.tx.us]

Sent: Wednesday, May 05, 2010 1:18 PM

To: DiGiuseppe, Paul

Subject: RE: Touching Base

Hi Paul,

So I guess I need to send an email to the Planning Commission to air my grievances? If so, who do I send it to?

Best Regards,

5/24/2010

Marie Coleman

Sales Representative
Standard Pacific Homes at Mueller
Office : (512) 479-7300
Cell : (512) 461-5181
Fax : (512) 479-7301
Email : [REDACTED]
www.standardpacifichomes.com

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From: DiGiuseppe, Paul [mailto:Paul.DiGiuseppe@ci.austin.tx.us]
Sent: Wednesday, May 05, 2010 1:13 PM
To: Marie Coleman
Subject: RE: Touching Base

Hi Marie:

We are looking at May 25th for Planning Commission and June 10th for City Council. Notices will be going out next week.

Take care,

Paul

From: Marie Coleman [mailto:MColeman@ci.austin.tx.us]
Sent: Wednesday, May 05, 2010 11:58 AM
To: DiGiuseppe, Paul
Subject: Touching Base

Hi Paul,

Can you remind me the dates again regarding when the Planning Commission will be reviewing the Neighborhood Plans for the Tarrytown area and when it might go up in front of the City Council? Thank you.

Best Regards,

Marie Coleman

Sales Representative
Standard Pacific Homes at Mueller
Office : (512) 479-7300
Cell : (512) 461-5181
Fax : (512) 479-7301
Email : [REDACTED]
www.standardpacifichomes.com

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5/24/2010

DiGiuseppe, Paul

From: Michael R. Cannatti [mailto:mrcannatti@msn.com]
Sent: Tuesday, May 25, 2010 10:00 AM
To: DiGiuseppe, Paul
Cc: mcmediate@msn.com; clk01@sbcglobal.net; Blake Tollett
Subject: FW: CWANPA Land Use Chapter
Attachments: Land Use - BW WANG Brack Tract Amendments.pdf

Hi Paul,

We just noticed a fairly big change to Austin State School land use goal L.6.2, and wanted to see if you could please explain what happened. As shown below, this goal changed quite significantly from our last meeting with you and from the previously published draft, so we need to understand what happened and why. I don't remember you having any problems with our edits to the previous draft (shown below), so any explanation would be appreciated. **I can be reached at 472.3199 today.**

In our last meeting, we submitted and discussed the following language for L.6.1 (the predecessor to L.6.2) which was from the draft:

L.6.1

The design of any redevelopment should be compact, mixed use, and walkable so that automobile trips are minimized. Redevelopment should result in harmonious, low intensity single family development near the existing residential areas and concentrate the more intensive development ~~along~~ toward the northeast corner of the tract at MoPac and 35th Street. Preserving significant amounts of public and private open space is encouraged.

However, in the draft that is to be presented to the Planning Commission, the following language is used:

L.6.2

The future use of the school property should take into account the impact of such use on the surrounding neighborhood, and if developed should be compatible with the existing single-family homes in the neighborhood. Buffering to protect the existing singlefamily homes in the neighborhood is encouraged as is preserving significant amounts of public and private open space.

From: Michael Curry [mailto:mcurry@pickhardts.com]
Sent: Mon 2/15/2010 8:24 PM
To: 'DiGiuseppe, Paul'
Cc: Michael R. Cannatti; 'Blake Tollett'; 'jbasiano'; 'August W. Harris III'; clk01@sbcglobal.net; 'Pickhardts'; 'Jerry Balaka'; 'Michael Curry'
Subject: CWANPA Land Use Chapter

Paul,

I have been tasked with integrating the various proposed changes to the Land Use Chapter Draft. The attached

5/25/2010

file represents the input of a number of stakeholders from both sides of MoPac over the last few weeks. I am copying some of them on this email.

We know that you worked diligently on the draft and we assure you that we did as well. Much thought and effort went into the revisions and we hope and trust that they will be favorably received.

I speak for everyone in thanking you for your hard work throughout this process.

Regards,

Michael Curry

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